

1859

RESTRICTIONS

FOR PARADISE COVE, AS

RECORDED IN MAP BOOK 15, PAGE- 77

PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The owners do hereby adopt the following restrictions and limitations which shall be applicable to lots mentioned in Paradise Cove subdivisions which restrictions and limitations are as follows:

1. The land conveyed shall be used exclusively for residential purposes.
2. Buildings shall be neat in appearance and no buildings or structures shall be moved, ~~constructed~~ constructed, or erected on the premises that mayb be considered detrimental to the development- condemned homes or structures bought at another location shall not be moved on the premesis.
3. No outside toilets shall be allowed and sanitary arrangements must comply with state and local laws& regulations.
4. No residence of less than fifteen hundred square feet of heated area shall be erected as primary home and in the event of a two story shall have a minimum of twelve hundred square feet on first level.
5. There shall be no building, porch or projection extending nearer than thirty feet from the front line of any lot or within fifteen feet from the property line of any abutting property owner.
6. House trailers shall be prohibited on any lots and temporary structures of any type will be prohibited.

P. O. Box 65
D. M. ... n. l. 35124

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7. No lot may be subdivided or reduced in size by voluntary alienation, judicial sale or other proceedings.
8. The exterior finish and general clean-up of construction must be completed within one year after starting construction.
9. Automobiles, boats, Ect. that are not in running condition shall be removed within ninety days or any such thing that may be determined as detrimental to the development may not be left in view over ninety days.
- X. These restrictions apply to lots 2, 3, 13, 14, 15, 16, 17, & 18.

Noble W. Fennell Jr
Developer

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1. Dead Tax	
2. Mfg. Tax	
3. Recording Fee	\$ 50
4. Indexing Fee	\$ 50
5. No Tax Fee	
6. Certified Fee	\$ 1.00
Total	\$ 110

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP 26 AM 10:25

JUDGE OF PROBATE